

**MINUTES**  
**GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY**  
**Wednesday, July 8, 2015**  
**4:30 PM**

**MEMBERS PRESENT:** Chair Gary Sikich, Vice Chair Mike Borlee, Mike Vogel, Phil Hilgenberg

**MEMBERS EXCUSED:** Mark Becker, Ald. Tim De Wane, Eric Genrich

**OTHERS PRESENT:** Wendy Townsend, Julia Upfal, Economic Development Department

**1. Roll call.**

The meeting was called to order at 4:30 p.m. by Chair, G. Sikich. Roll call was taken as noted above.

**2. Approval of agenda.**

Motion was made by P. Hilgenberg to approve the agenda and seconded by M. Vogel. Motion carried.

**3. Approval of the minutes for the June 10, 2015 meeting.**

Motion was made by M. Vogel to approve the minutes of the May 13, 2015 EDA meeting and was seconded by M. Borlee. Motion carried.

**ITEMS FOR DISCUSSION:**

**4. Future Business Park Development**

W. Townsend stated that there are only two remaining properties in the I-43 Business Center and both parcels show interest. The City would like to discuss with Economic Development Authority expanding the I-43 Business Center.

The University Heights Commerce Center is the other business park. Economic Development is working on market strategies and a new website for this business park.

G. Sikich stated he would like the Planning Department to present to the EDA ways to expand the I-43 Business Center and the issues involved.

M. Borlee suggested not only looking at the I-43 Business Center for expansion, but the City. Where is the growth pattern and where can we go? If we have new industry coming to the City of Green Bay, where can we utilize current infrastructure and blighted properties?

G. Sikich made a motion to have staff look at options for the I-43 Business Center expansion as well as other potential industrial business park development in the area and seconded by M. Borlee. Motion carried.

## **5. University Heights Commerce Center**

W. Townsend stated that the ED Department was approached by a land owner out in the University Heights Commerce Center. The property owner would like to give an option to the City of Green Bay. The property owner has 17.4 acres on Algoma Road and it adjoins the land that is owned by the City previously. The property owner is asking for \$100,000 per acre for this property. They have proposed a plan of \$300,000 down and the balance paid over the next 10 years with an interest rate of 3%. This land is cited for commercial use on the City's University Heights business plan.

G. Sikich stated he appreciates the interest but does not think the timing is right for the City to purchase these acres.

M. Borlee stated that the EDA is focusing on existing properties and existing parcels with the City and working with existing business partners in the business parks. It does not make sense for the City to purchase these acres plus we are not in a position financially to be land banking land.

P. Hilgenberg stated he felt it was not the right time.

W. Townsend suggested having a property owners meeting scheduled. ED could find out who is interested in selling and who is not interested in selling. We will then know what the current status of all the properties is.

## **6. Director's update**

- Julia Upfal joined the ED Department this last month and she is from the Ann Arbor, MI area. She received her undergraduate in Detroit and University of Michigan for graduate school.
- Two interns are working on projects for the summer in the ED Department
- Titledown Brewery's rooftop patio is in full swing above the tap room. The beer garden will be opening to the public in mid August
- The first building is 100% occupied as of July in the Larsen Green development and everything is moving forward on a timeline
- The Cannery Market will be opening the beginning of August

- The Strategic Behavioral Health will be having their groundbreaking on Thursday, July 9 at 1:00 p.m. in the I-43 Business Center
- The Kayak launch will be going in on Thursday, July 9 and will have a press announcement
- Metreau is moving forward. They had electricity and water management issues due to the rain
- The City has a letter of intent for the Schauer & Schumacher building
- Revolving Loan has a couple of inquiries

Motion to adjourn made by M. Borlee and seconded by M. Vogel. Motion carried.